

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Comments:

1. No comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Comments:

1. The applicant shall obtain a general license for surface water management from the Broward County Department of Environmental Protection (BCDPEP). This design shall incorporate sufficient property boundary, existing, and proposed elevations (with use of cross-sectional views as applicable) to demonstrate adequate storm water routing and storage per Section 47-25.2.L of the City Code of Ordinances. The engineer's paving and drainage plan(s) and calculations shall be complete in order to obtain final site plan approval.
2. Owner of the referenced property is advised that no site plan shall be approved for construction until said site plan reflects all easements, rights of way, or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.
3. In lieu of resolving item 4 (above) prior to requesting final DRC approval the owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

4. The engineer shall verify that all access and street trees to be located on the perimeter of this site will pose no conflicts with existing overhead electric or street lighting poles, wiring, etc.
5. An engineered plan shall be prepared from topographic survey and indicate any modification to City maintained street lighting, overhead or underground circuitry or facilities (junction boxes, conduit, etc.)
6. Please provide complete drainage calculations for the project design with an engineered paving, grading, and drainage plan
7. Please provide an engineered water and sewer plan and associated water and sewer detail sheets as necessary to complete the services and connections from City's water and sewer distribution and collection system, as well as all plumbing services on site to each unit.
8. The city owns and maintains an existing two (2) inch water main on N.E. 16 Avenue. This main is inadequate in size to serve the six (6) proposed units on this site. The engineer shall upgrade this main from N.E. 6 Street to N.E. 7 street and coordinate abandonment of the existing two (2) inch water main and services replacements with engineering department staff. The engineer shall identify and design for replacement of all existing services on the existing water main shall be identified by Utilities location staff, and engineer shall design for replacement or re-connection to the new main extension, as advised by the Utilities Division.
9. The site plan indicates parking spaces to be located within the required ten (10) foot clear sight triangle. The architect shall draw these triangles along the driveways and property line, and eliminate parking spaces within these areas. It appears that three (3) parking spaces and any wall or fencing may be impacted by this requirement.
10. The engineer is directed to sheet 58 and 63, book A-2 of the City's gravity sewer atlas. The engineer shall serve no more than three (3) units by this existing lateral, and indicate this lateral as existing on the previously mentioned water and sewer plan.
11. Please revise site plan to clearly identify property line, sidewalk (hatching), and swale re-grading with use of cross sectional details to demonstrate swale re-construction per City standard detail P2.1. The sidewalk standard detail shall be included in the engineer's plan set.
12. Please run public sidewalks through the driveways.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Comments:

1. Flow test required.
2. Show hydrant location.
3. Show sprinkler main with DDC and FDC.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Gary Gray
954-828-5762

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	John & Janice Riddle/Victoria Park Townhomes	Case #:	119-R-03
Date:	November 25, 2003		

Comments:

1. There is a landscape buffer with a minimum width of 5' (average of 10') required where a vehicular use area adjoins an adjacent R.O.W. There appears to be a deficiency in this regard.
2. Plant list and calculations incomplete (required, provided numbers; sizes, etc.).
3. All trees require a planting area with a minimum width of 8'. There seems to be deficiencies.
4. Indicate requirements for irrigation, including the requirement for a rain sensor.
5. Show the "sight triangles" on the Landscape Plan. There can be no plant material that obstructs visibility between 30" and 8' height in these sight triangles.
6. Provide a list of, and show the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of existing, large desirable trees. Removal of any specimen trees would require payment to the Tree Canopy Trust Fund. Trees that would be considered good candidates for relocation should be relocated. Surety may be required.
7. ½ of the street trees should be shade trees.
8. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Overhead lines should be placed underground.
9. Signoff plans need to be sealed by and contain the name of the Landscape Architect who prepared the plan.

Recommendations:

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Site Plan Level II / 6 unit townhouse

Comments:

1. This is a new use and must meet all current code requirements.
2. Provide a point-by-point narrative of how this project complies with Sec 47-18.33 Townhouse. This narrative is to include items specific to townhouses located in the RC-15 zoning district.
3. Provide a point-by-point narrative outlining compliance with Sec 47-25.2 Adequacy.
4. Clearly show compliance with the entry requirements of above on the site plan.
5. Show the floor plans in context of the entire building not by individual units.
6. Provide a roof plan.
7. Discuss ventilation requirements for the enclosed courtyard with the Fire Representative.
8. Dimension all drive aisles and parking spaces.
9. Dimension to the centerline of all adjacent rights-of-way.
10. Discuss vehicle-stacking requirements with the Engineering Rep.
11. Show the setback dimension to all pools from all property lines.
12. Dimension the entry landings and indicate the coverings in outline form on the site plan.
13. Show the property line more clearly on the site plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

14. Show all required 5' perimeter easements on the site plan.
15. Show the property line and setback dimensions on the elevation drawings.
16. Indicate the location of trash receptacles and a/c equipment on the site plan.
17. Discuss street tree requirements with the Landscape Rep.
18. Show all balconies on the floor plans.
19. Show the one for one additional setback line above 22' on the elevation drawing.
20. Show the unit separation lines in dashed form on the elevation drawing.
21. The maximum building height permitted by code is 35', this building appears to exceed that limitation.
22. Provide a table on the site plan indicating proposed and required setbacks.
23. Respond to the DRC comments within 90days or further DRC review may be required.
24. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	John & Janice Riddle/Victoria Park Townhomes	Case #:	119-R-03
Date:	November 25, 2003		

Comments:

1. All glazing should be impact resistant.
2. All units should be wired for both a perimeter alarm and a glass- breaking sensor system.
3. Has any consideration been given to third floor emergency evacuation?
4. I am concerned that the complex cannot accommodate visitor's vehicles, who will then be forced to park on the swale.
5. The interior courtyard should be well lit as that is the area that every one will be using to enter/ exit their homes.
6. Landscaping should not interfere with the illumination of the courtyard.
7. Back up mirrors should be placed at the rear of each garage to help prevent collisions.
8. **Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate security at all construction sites. It is highly recommended that the managing company make arrangements for private security.**
9. **Please submit comments in writing prior to DRC sign-off.**

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: John & Janice Riddle/Victoria
Park Townhomes

Case #: 119-R-03

Date: November 25, 2003

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 point by point.
2. Pursuant to section 47-18.33.B.6 within the RC-15 district only, any principal structure's façade facing a public right-of-way shall be considered the front façade for those units. Each unit must have, on a front façade, its own principal entrance.
3. Provide a floor plan of entire building.
4. Provide pool setback dimensions.
5. Provide a five (5) foot easement along the front, sides and rear property lines pursuant to sections 47-18.33.B.a-c. Fencing, pools and pool decks, parking or any other structures shall be permitted in the required easements.
6. Indicate property lines and setbacks on the elevations plans.
7. Pursuant to section 47-18.33.B.5.d when any portion of the townhouse structure exceeds twenty-two (22) feet height, that portion of the structure shall be setback a minimum of an additional one (1) foot of height above twenty-two (22) feet, side yards only.
8. Indicate the locations of all mechanical equipment on the site plan pursuant to the requirements of section 47-19.2.S. or 47-19.2.Z whichever applies.
9. Balconies shall not extend into the required setback pursuant to the requirements in section 47-19.2.B.
10. Building height shall not exceed thirty-five (35) feet from grade as defined in section 47-2.
11. Additional comments may be discussed at the DRC meeting.